

Command= 210-

Point#, Start#-End# or G#= 1-560

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----02-20-2025-----16:13:30-----D:...\BMHOME20							
			PSA	1	5295.3657	4122.0989	
			PSA	2	5239.5035	4250.4710	TRA
			PSA	3	5301.8200	4268.9550	TRA
			PSA	4	5246.0012	4447.5765	TRA
			PSA	5	5149.5660	4421.1144	TRA
			PSA	6	5141.2561	4447.7062	TRA
			PSA	7	5083.8251	4415.1843	TRA
			PSA	8	5074.5940	4455.1316	TRA
			PSA	9	5020.1446	4435.0342	TRA
			PSA	10	5107.3660	4204.3209	TRA
			PSA	11	5205.3050	4224.5189	TRA
			PSA	12	5247.7399	4112.2724	TRA
			PSA	13	5295.3579	4122.0927	TRA
			PSA	14	5368.2329	4481.1172	TRA
			PSA	15	5149.8010	4092.0744	TRA
			ERNIE	20	5379.1332	4485.2844	
			ERNIE	21	5368.2908	4481.1331	TRA
			ERNIE	22	5149.5660	4421.1144	TRA
			ERNIE	23	5141.2851	4447.7153	TRA
			ERNIE	24	5083.8187	4415.2560	TRA
			ERNIE	25	5072.2099	4454.5782	TRA
			ERNIE	26	5019.0629	4431.2535	TRA
			ERNIE	27	4943.3399	4600.6709	TRA
			ERNIE	28	5271.5900	4666.7750	TRA
			ERNIE	29	5293.3568	4671.4822	TRA
			ERNIE	30	5306.2691	4643.4865	TRA
			ERNIE	31	5379.2322	4485.2919	TRA
			02843	40	5368.2566	4481.0307	
			02843	41	5246.0012	4447.5765	TRA
			02843	42	5343.5782	4135.3277	TRA
			02843	43	5505.4969	4212.6881	TRA
			02843	44	5367.5190	4482.6627	TRA
			int	45	5368.3412	4481.0539	TRA
				46	5442.9224	4335.1246	TRA
				47	5433.3125	4178.2003	TRA
				48	5388.1972	4156.6455	TRA
				49	5338.8025	4286.2978	TRA
			D20223	50	4781.2179	4012.0522	
			D20223	51	5149.5110	4092.8414	TRA
			D20223	52	5107.0761	4205.0879	TRA
			D20223	53	5020.1446	4435.0342	TRA
			D20223	54	4942.7061	4600.4227	TRA
			D20223	55	5022.4895	4616.4636	TRA
			D20223	56	4971.1647	4760.4283	TRA
				57	5375.0181	4303.2810	TRA
			setspk	100	5473.2551	4320.0851	

JOB #3 828WESTON [560]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----02-20-2025-----16:13:30-----D:... \BMHOME20							
			sethub	101	5346.5957	4271.1606	TRA
			hexfndip	102	5394.9401	4145.4779	TRA
			tkpost**	103	5367.7250	4481.0810	SS
			fndsb	104	5270.6839	4666.8523	SS
			corhse	105	5388.2984	4422.1418	SS
			corhse	106	5406.4696	4388.5447	SS
			appwll	107	5455.9944	4332.0814	SS
			endfnc**	108	5402.3377	4317.1052	SS
			corhse	109	5422.4601	4274.3661	SS
			corhse	110	5445.3670	4283.4779	SS
			corhse	111	5456.6729	4255.0148	SS
			corhse	112	5459.1180	4232.2556	SS
			pole	113	5475.8379	4306.0610	SS
			anchor	114	5468.2660	4300.9653	SS
			nut**	115	5510.0600	4245.2345	SS
			post*	116	5490.7041	4287.2653	SS
			corgar	117	5441.7171	4225.4756	SS
			nut**	118	5510.0967	4245.2707	SS
			pole	119	5470.4752	4180.6679	SS
			post**	120	5446.8730	4167.9085	SS
			setpk	121	5437.7259	4184.2650	SS
			settkstk	122	5381.0655	4174.5132	SS
			psaip	123	5295.4319	4122.1323	SS
			pkanpole	124	5288.3465	4128.3556	SS
			fnddhsb	125	5148.3566	4091.9807	SS
			pole	126	5289.9841	4121.5003	SS
			pole	127	5372.6315	4136.9303	SS
			corhse	128	5348.3460	4204.3634	SS
			chlkhol*	129	5412.3526	4298.3333	SS
			endstck*	130	5336.7383	4286.7565	SS
			chlkhol*	131	5360.2755	4235.9335	SS
			basecorf	132	5310.1631	4275.4992	SS
			fndip	133	5301.8200	4268.9550	SS
			rrspkpol	134	5245.6826	4250.5317	SS
			setpk	135	5234.6005	4276.4492	SS
			ippsa	136	5247.7297	4112.2432	SS
			corfnc	137	5220.4484	4170.2782	SS
			appcorfc	138	5206.4839	4224.7503	SS
			onbd@fc*	139	5106.0338	4204.6431	SS
			@intfnc	140	5120.5197	4208.3706	SS
			pole	141	5203.4518	4245.6706	SS
			pole	142	5278.0735	4268.3553	SS
			corfnc	143	5279.7945	4256.0610	SS
			corfnc	144	5251.2472	4242.7350	SS
			corfnc	145	5261.3923	4212.7762	SS
			pcepdr	146	5226.4313	4243.7234	SS
			corep	147	5208.8174	4252.6914	TRA
			corep	148	5202.0857	4272.8815	SS
			calsl	149	5413.7445	4392.2627	TRA
			int	150	5368.3412	4481.0539	INT
			STK	152	5200.9117	4244.8488	SS
			STK	153	5197.8033	4255.0443	SS
			STK	154	5179.9547	4249.6126	SS
			STK	155	5183.0568	4239.4130	SS
				156	5186.9107	4220.7255	INT
			STK	157	5200.9189	4244.8456	TRA
			STK	158	5197.8141	4255.0539	TRA
			STK	159	5179.9520	4249.6213	TRA

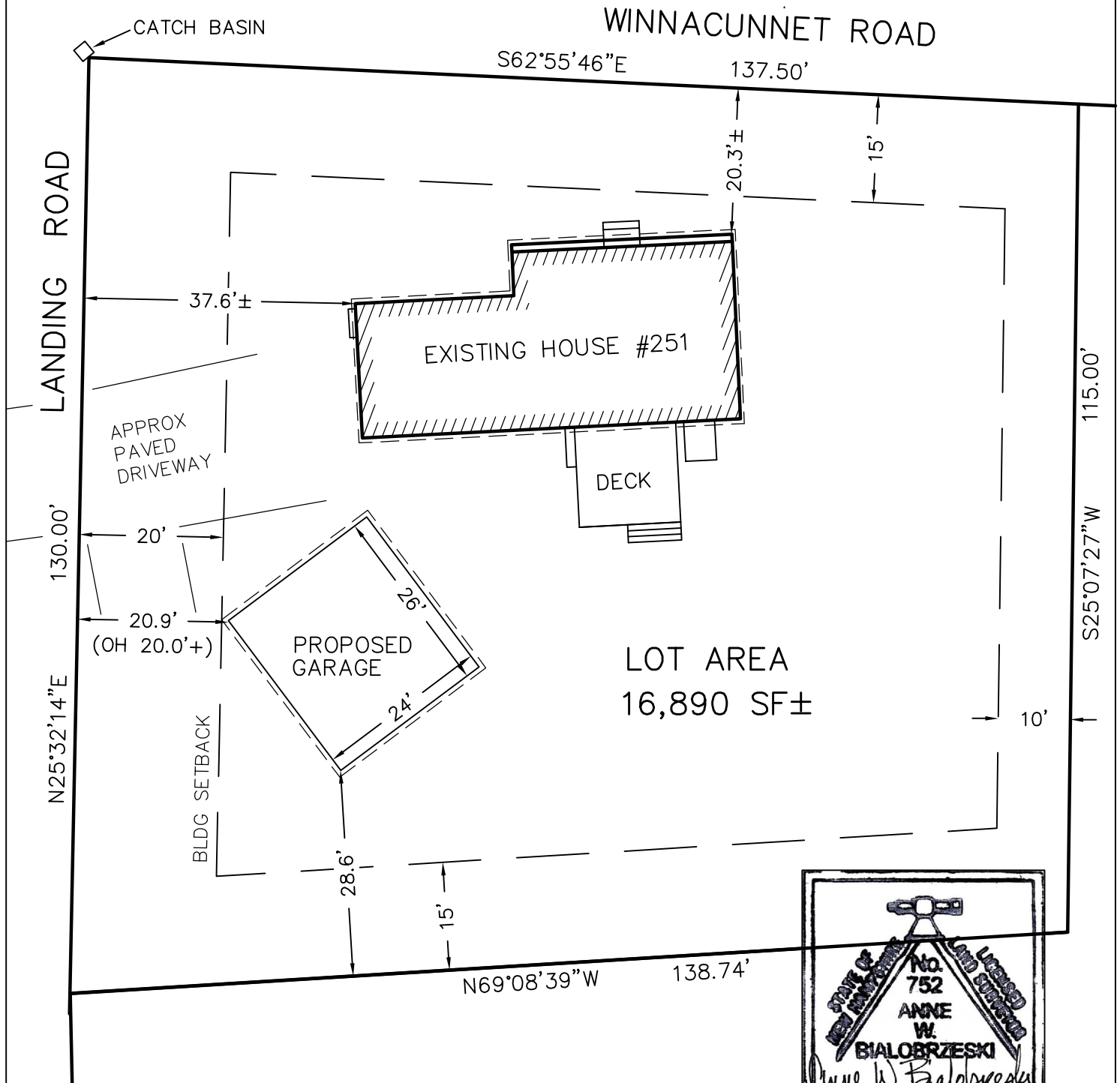
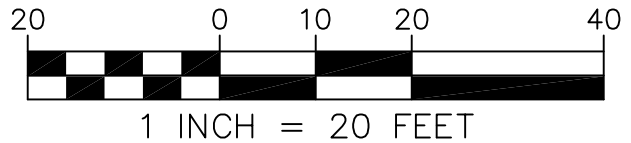
JOB #3 828WESTON [560]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----	-----	02-20-2025	-----	16:13:30	-----	-----	D:...\BMHOME20
			marker	160	5185.3077	4231.2923	TRA
				161	5187.4634	4220.8394	INT

Point#, Start#-End# or G#= 4-

OWNER OF RECORD:
STILLWATER CAPITAL
8 HICKORY LA, YORK, ME 03909
TAX MAP 205 LOT 24, RCRD 5872-2734
ZONING CLASS: RA, LOT AREA 16,890 SF±
LOT IS NOT LOCATED IN A FEMA FLOOD
HAZARD ZONE. REFERENCE FEMA FIRM
MAP NO 33015C0437E DATED 05-17-2005

BUILDING PERMIT APPLICATION PLAN
251 LANDING ROAD
HAMPTON, NH
SCALE: 1"=20' NOV 5, 2018
STOCKTON SERVICES
HAMPTON, NH



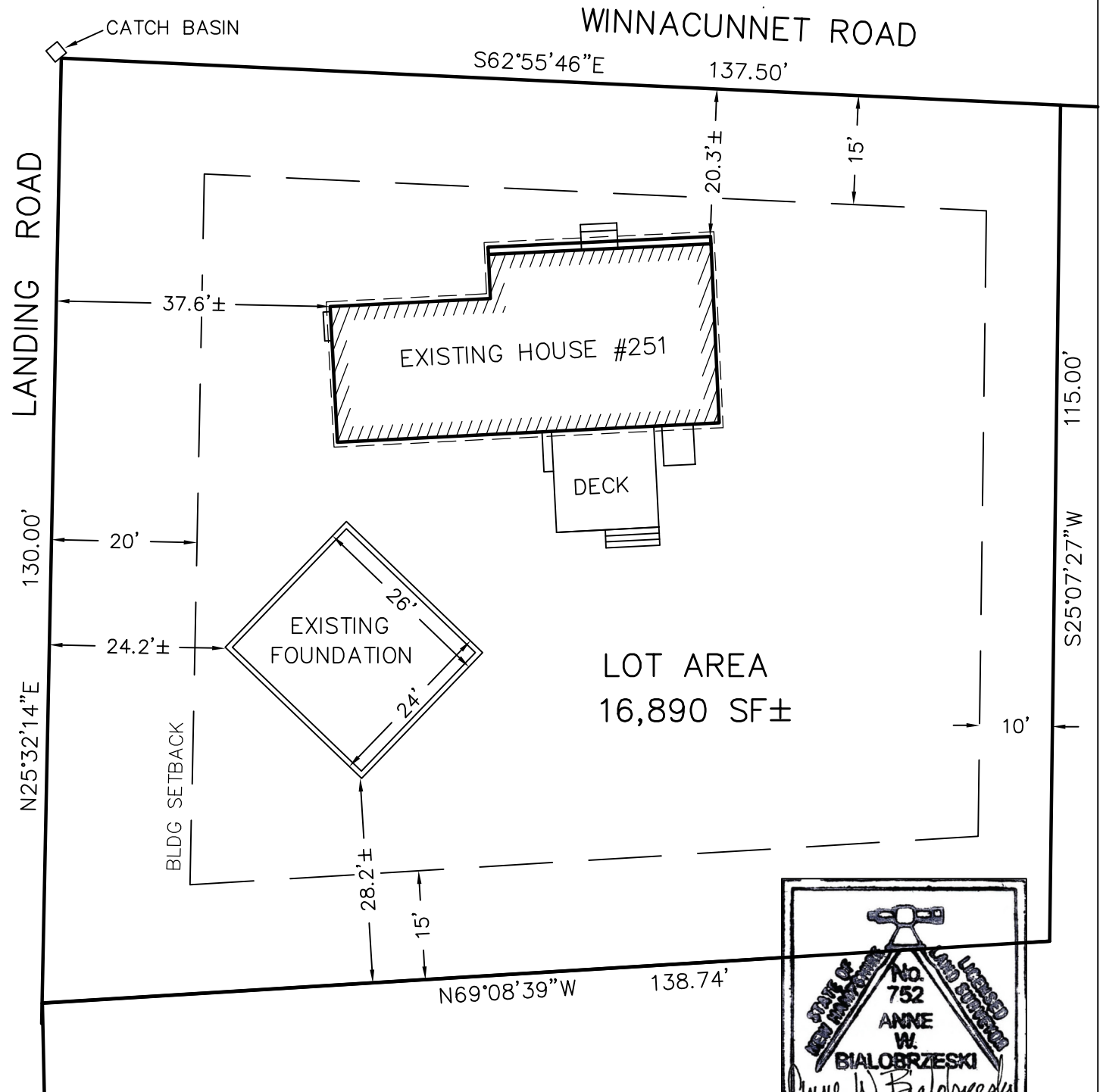
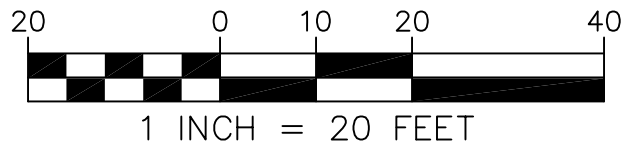
BUILDING SETBACKS 20' FRONT, 10' REAR, 15' SIDE

11/05/18

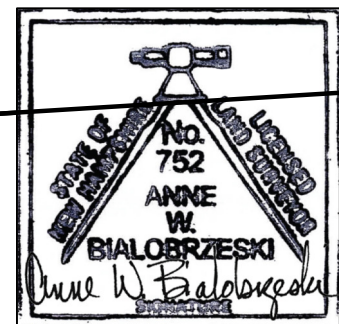
828

OWNER OF RECORD:
MICHAEL GAGNON
251 LANDING ROAD, HAMPTON NH 03842
TAX MAP 205 LOT 24, RCRD 5961-2091
ZONING CLASS: RA, LOT AREA 16,890 SF±
LOT IS NOT LOCATED IN A FEMA FLOOD
HAZARD ZONE. REFERENCE FEMA FIRM
MAP NO 33015C0437E DATED 05-17-2005

FOUNDATION CERTIFICATION PLAN
251 LANDING ROAD
HAMPTON, NH
SCALE: 1"=20' DEC 3, 2018
STOCKTON SERVICES
HAMPTON, NH



LOT AREA
16,890 SF±



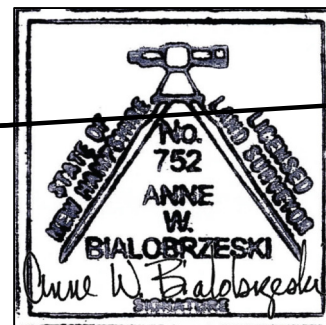
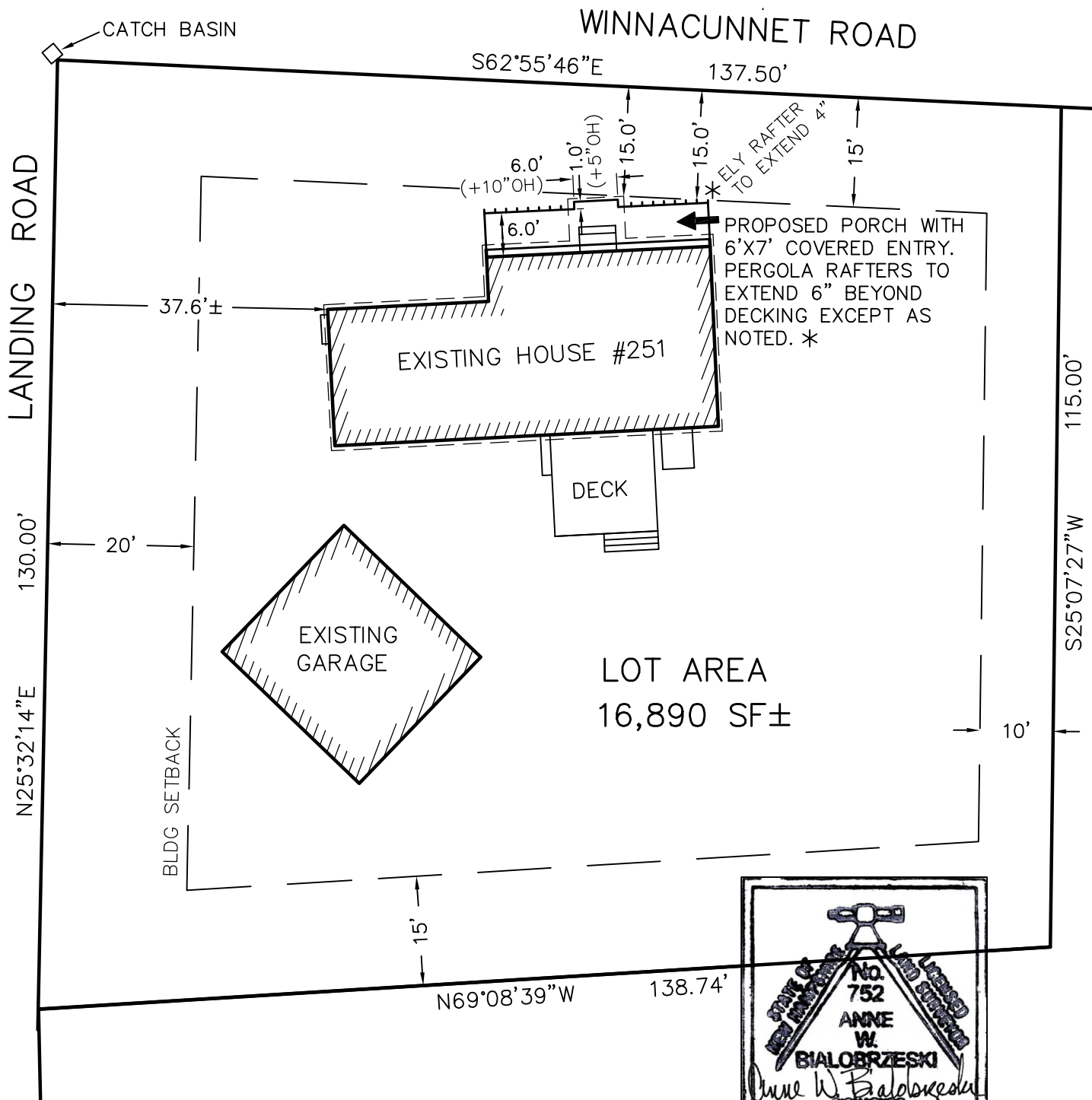
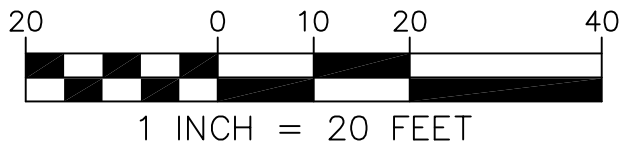
BUILDING SETBACKS 20' FRONT, 10' REAR, 15' SIDE

12/03/18

828

OWNER OF RECORD:
 MICHAEL GAGNON
 251 LANDING ROAD, HAMPTON NH 03842
 TAX MAP 205 LOT 24, RCRD 5961-2091
 ZONING CLASS: RA, LOT AREA 16,890 SF±
 LOT IS NOT LOCATED IN A FEMA FLOOD
 HAZARD ZONE. REFERENCE FEMA FIRM
 MAP NO 33015C0437E DATED 05-17-2005

PERMIT PLAN - PROPOSED PORCH
 251 LANDING ROAD
 HAMPTON, NH
 SCALE: 1"=20' MAR 22, 2019
 STOCKTON SERVICES
 HAMPTON, NH

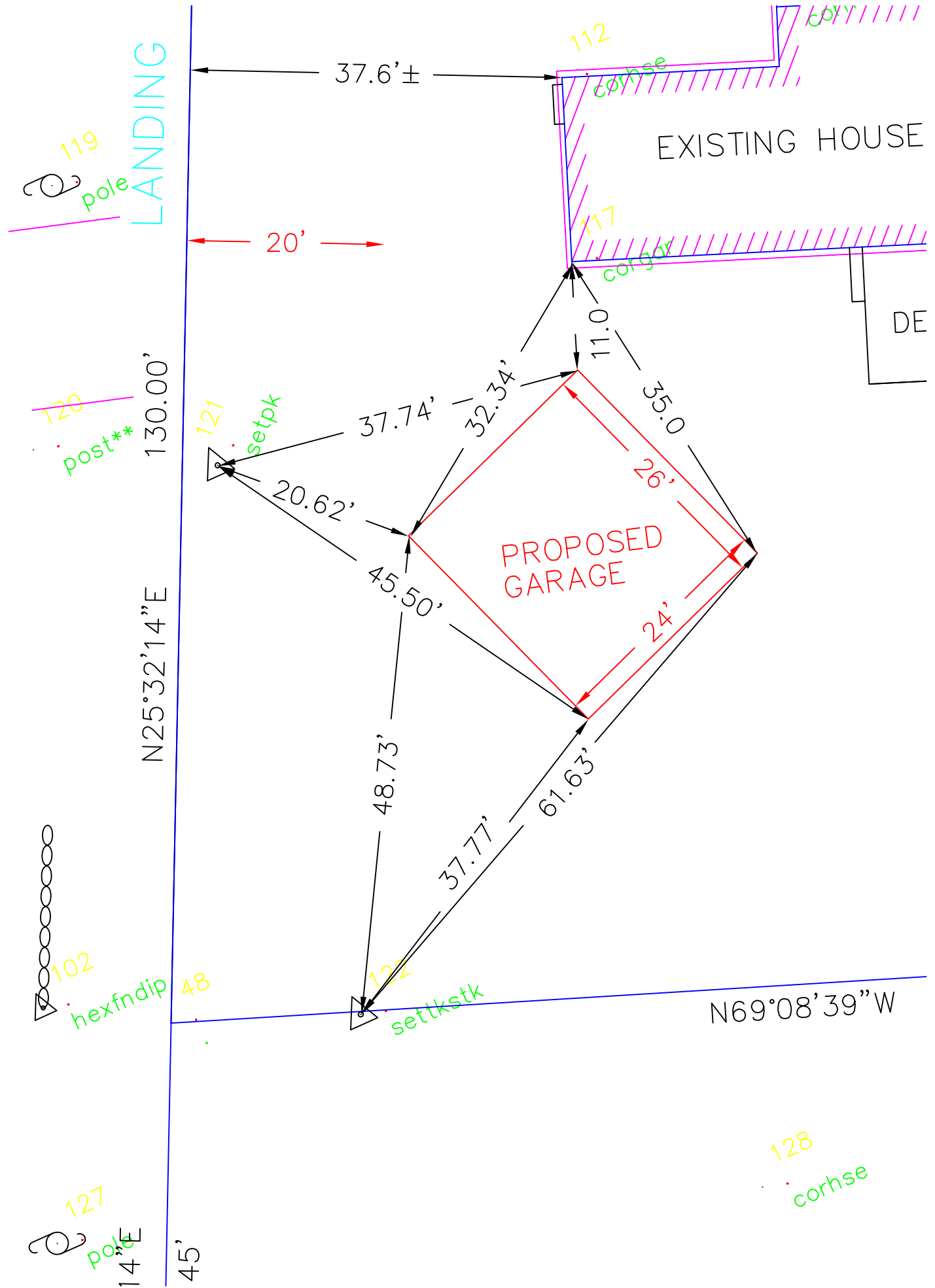


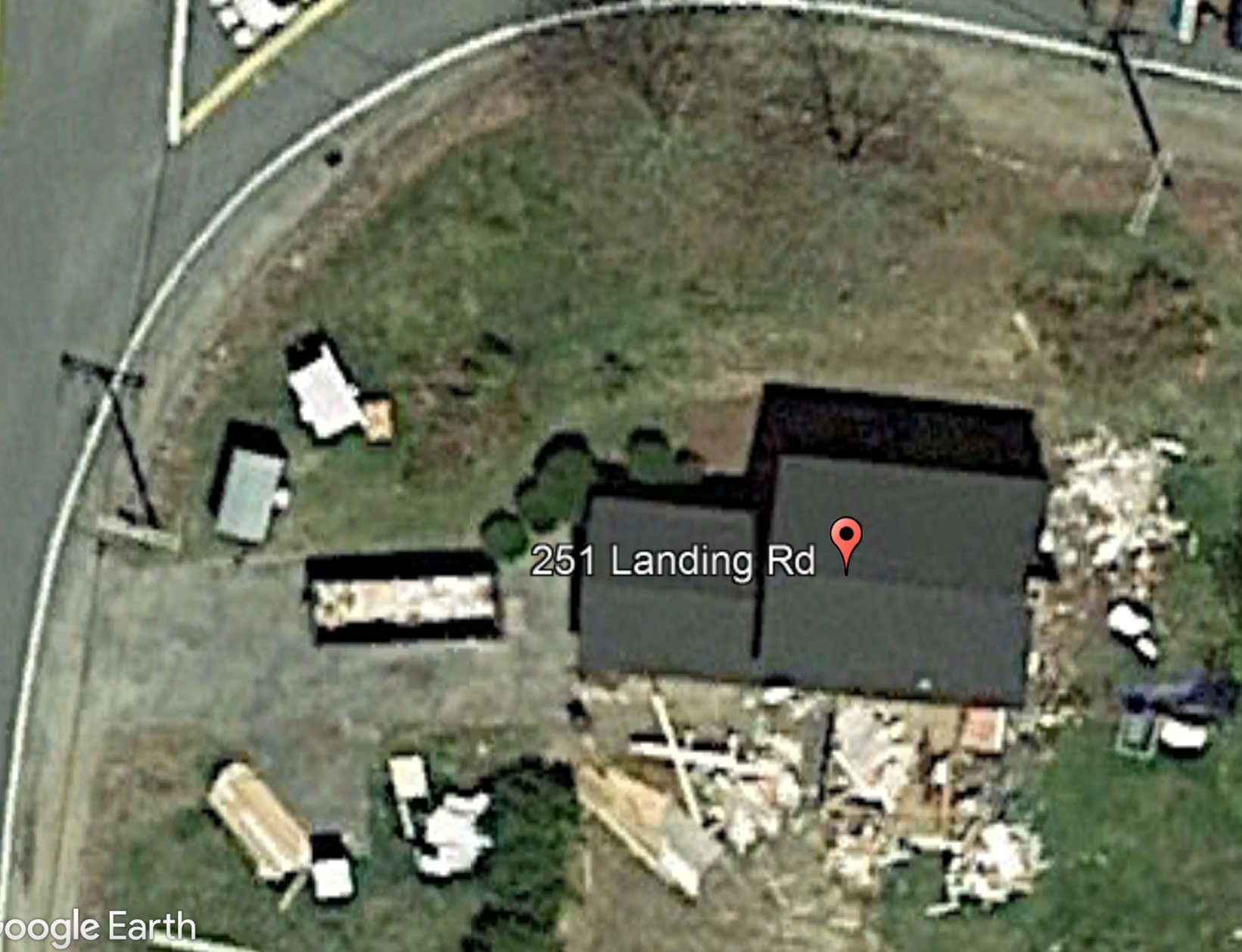
BUILDING SETBACKS 20' FRONT, 10' REAR, 15' SIDE

03/22/19

828-1

LANDING ROAD





251 Landing Rd

the 20th of J. 10 mo 1660

The Town hath ordered & Agreed that the Select men shall forthwith Give notice to Henry Langavill & the Town of Hampton will not receive him as an inhabitant

- 2 It is agreed by the Town of these shall be a committee of most men appointed by the Town, to relieve the Siding of men & women in the meeting house & to agree with workmen for the making of Soates whosoever they for moeth, and in case that any person finds himself Grieved with his or her yafing in the meeting house they shall have liberty to make their complaint to the Town who shall be bound to relieve them to the best mind by a vote of the mayor part

The men appointed for the work about for and Drason pay Drason George & Henry Valley who are to Request & Receive Edw. to be better fall to them so far as they shall please to attend the work

- 3 It is agreed that there shall be such flitting allowed for to please the Roof of our Soathere House to keep out the weather to be improved for the best advantage for such an end

4 Now is Given to the Select men now in being to Trust and agree with Edward Colborn about ten acres

5 Liberty is Granted to those of hand the keeping of the Books & they shall lend them to their Neighbour for a fortnight all and time who are to Relieve them for a fortnight of hand the keeping of them, not to lend them from man whereby they may come to Damage

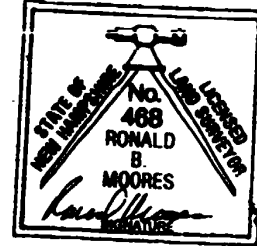
- 6 Thomas maifon & Henry Dow: the ward, Sub Japh & Henry Gueend & John Haffs are appointed to view the funds for the year following according to law

the 9th of J. 11 mo 1660

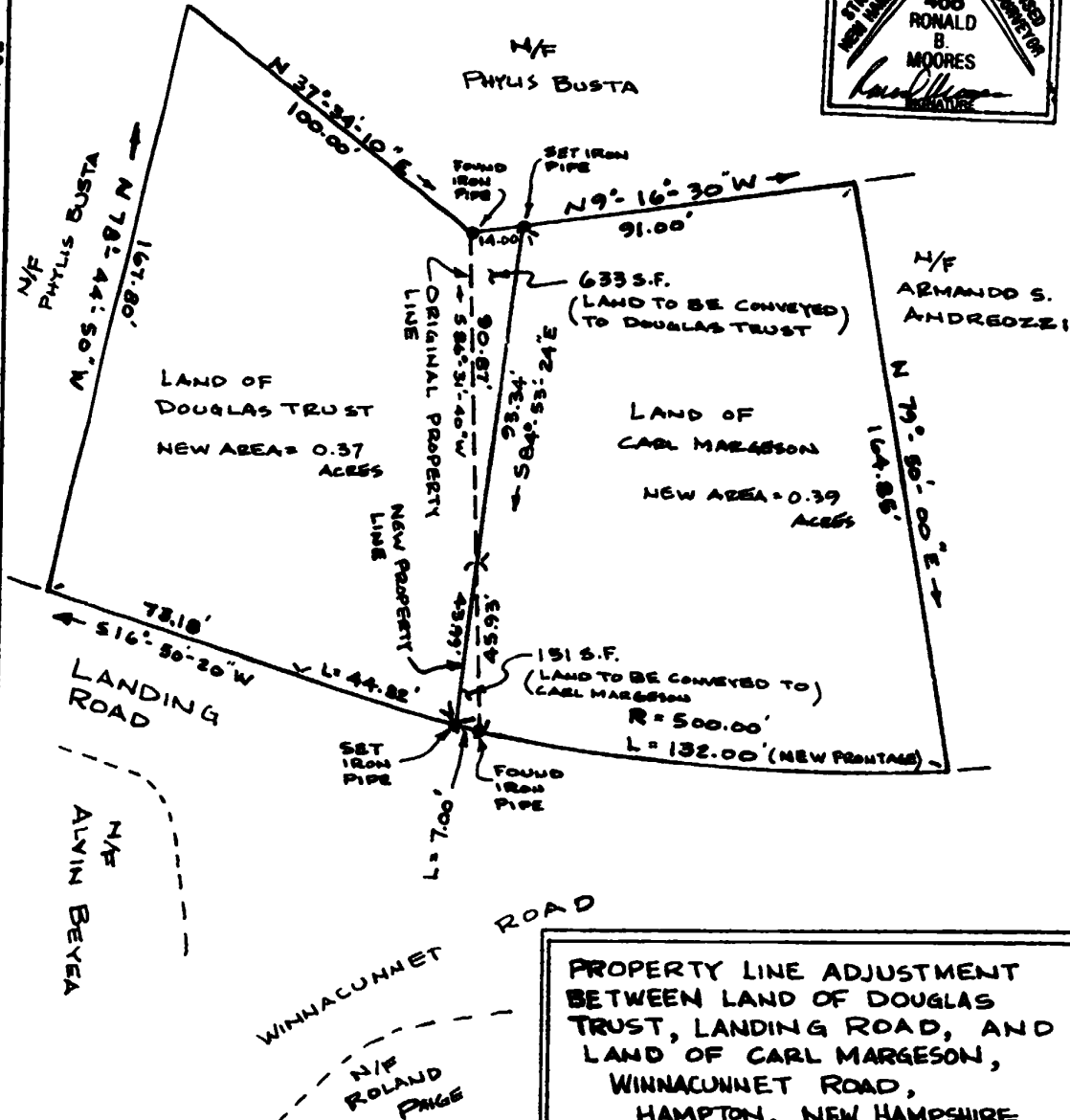
Hen. Japh the maifon & the ward are appointed to view the Highway from the meeting House to the landing place which hath through William Fuller land by his Halls & have and to bound all out the Road with all the narrowest according to their Discretion will Fuller Dispute

LISTING OF ABUTTERS

1. ARMANDO S. ANDREOZZI JR., 247 WINNACUNNET ROAD, HAMPTON, N.H.
2. PHYLLIS BUSTA, 250 LANDING ROAD, HAMPTON, N.H.
3. ALVIN BEYER, 251 LANDING ROAD, HAMPTON, N.H.
4. ROLAND W. PRIGE, 252 WINNACUNNET ROAD, HAMPTON, N.H.



Dec 6 11 25 AM '82



PROPERTY LINE ADJUSTMENT
 BETWEEN LAND OF DOUGLAS
 TRUST, LANDING ROAD, AND
 LAND OF CARL MARGESON,
 WINNACUNNET ROAD,
 HAMPTON, NEW HAMPSHIRE

APPROVED - PLANNING BOARD - HAMPTON, N.H.

December 2, 1982
 Judith A. Single, Chairman

BY	DATE	SCALE	
RH	10/29/82	1" = 40'	

1" =

02843

WINNICUNNETT

ROAD

Nail in stump
917-3775-920

S 79°-00'E

303.19

127.5

HOUSE
28 X 30

Garage
30 X 20

Barn
40 X 40

Shed
20 X 8

16,129.875 Sq. Ft.

10,980.59 Sq. Ft.

LANDING

ROAD

88°-28'

79.48'

179.45

N 9°-28'E

100'

81°-49'

117.64'

N 88°-43' W

327.14

87°-57'

S 0°-46'E
126.75

101°-46'

61.43

D.H. in small
Gravelly spot

EST. OF
LEAVITT

Use 1 1/2" dia.
Iron Rod which is
beside L.H. in small
Gravelly Boulder

0 40 80
SCALE 1"=40'

1	2	3
---	---	---

ESTATE OF LEAVITT

Filed April 8-1959

LAND OF

GORDIS G. ARMSTRONG

& William F. Armstrong

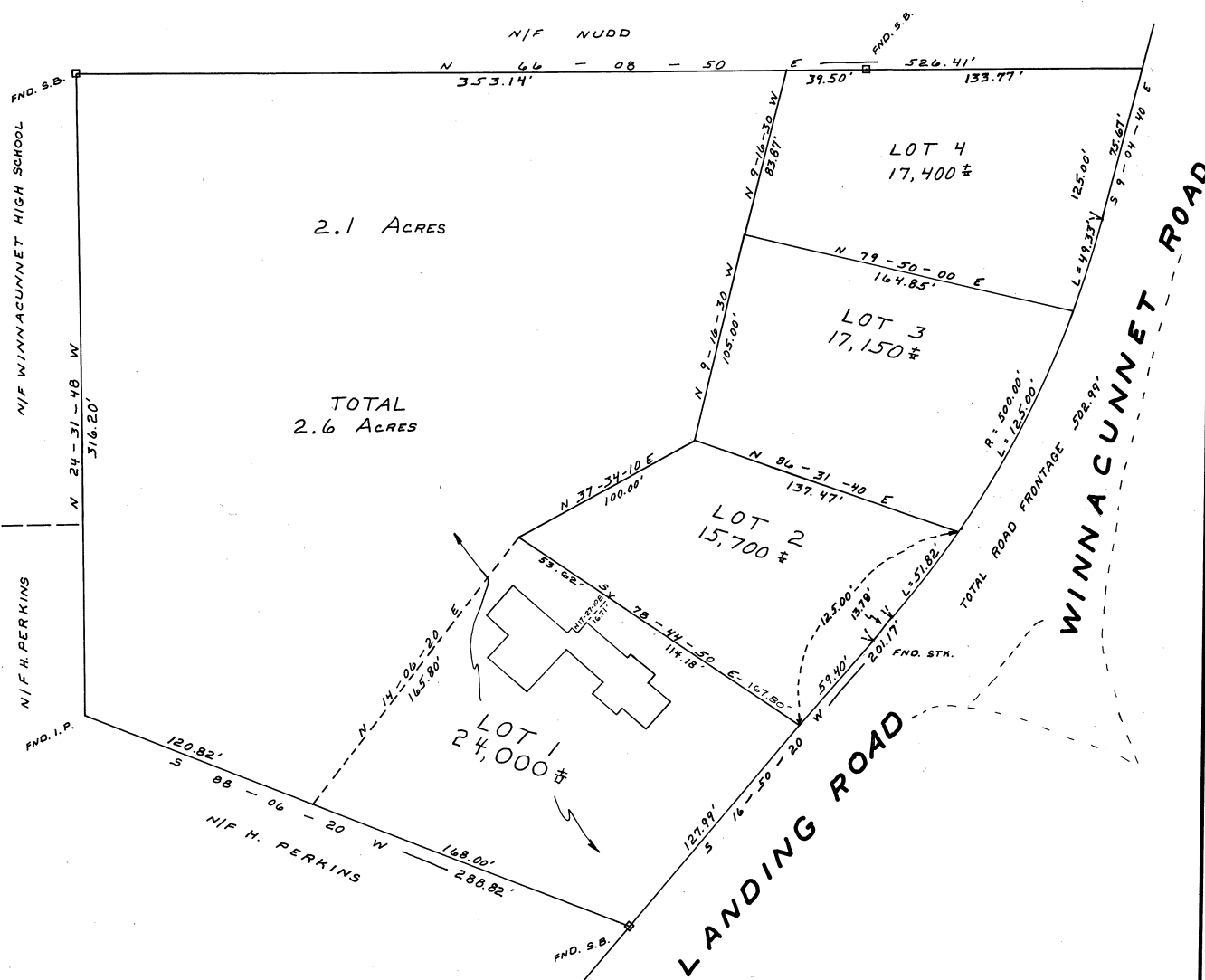
WINNICUNNETT ROAD AT LANDING ROAD

HAMPTON, N.H.

AUGUST 30, 1956 & April 8, 1959

SURVEY & PLAN BY DANIEL KNIGHT C.E.

JAN 23 1 59 PM '73
REC'D ROCKINGHAM COUNTY
REGISTRY OF DEEDS



The Hampton Planning Board takes no jurisdiction over this plan and accordingly it is allowed for recording purposes only.

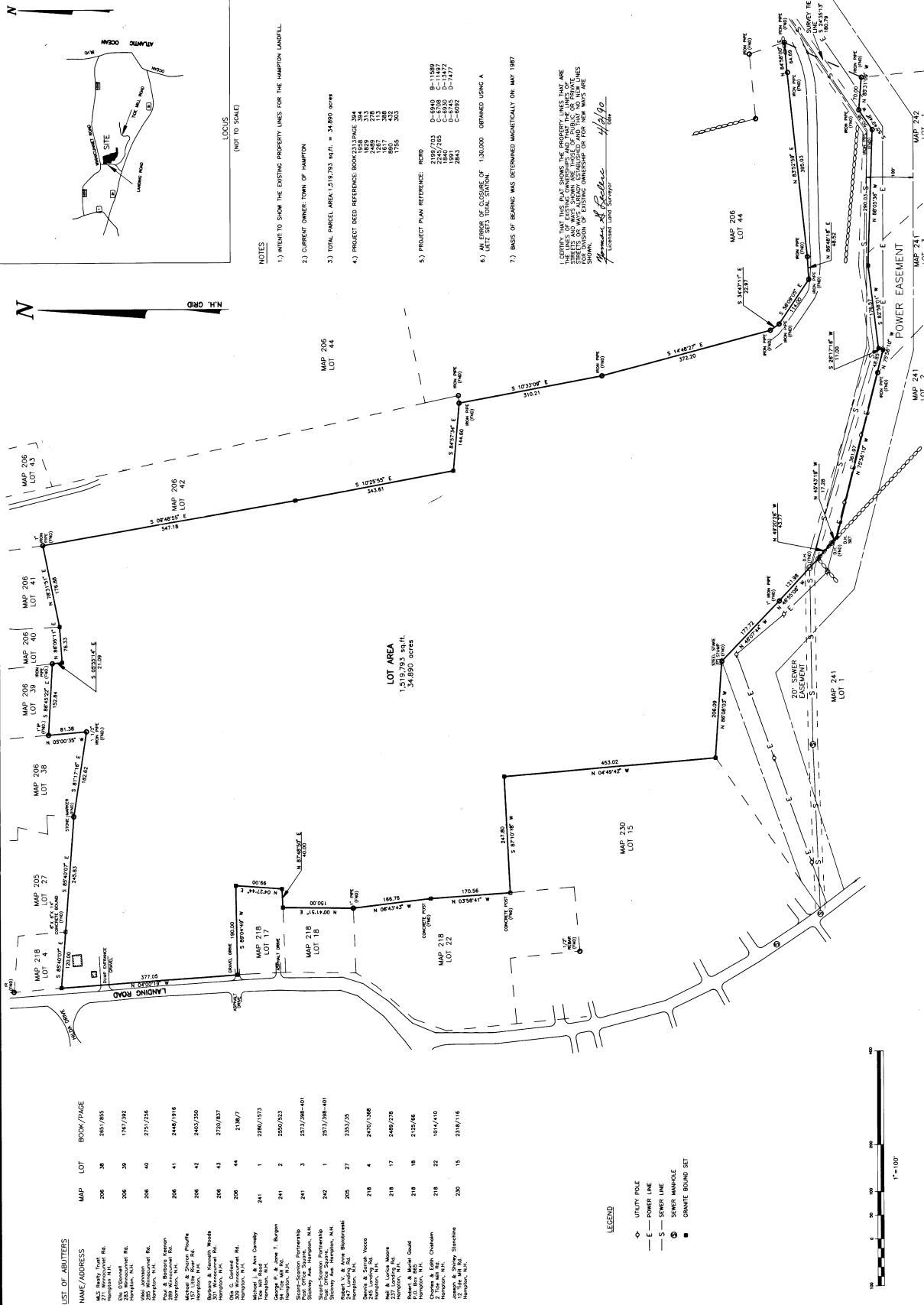
Bany Nourse
Chm 23 Jan 73

This print is given as a representation of a survey. The survey remains the property of the surveyor and reproduction of this print is prohibited except by permission of the surveyor. Additional data is often added in a continuous cycle to the print. Consult the surveyor or the latest revision of the print acting on the data shown. The surveyor is not responsible for actions or projects for which he was not specifically consulted and is not responsible for actions or projects entered by any person except the one for whom this print was prepared.

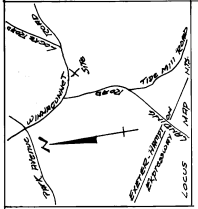
C-3473

1254 A





D-20223



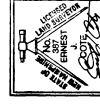
LEGEND:

- 20' • 30' • 40' • 50' • 60' • 70' • 80' • 90' • 100' • 110' • 120' • 130' • 140' • 150' • 160' • 170' • 180' • 190' • 200' • 210' • 220' • 230' • 240' • 250' • 260' • 270' • 280' • 290' • 300' • 310' • 320' • 330' • 340' • 350' • 360' • 370' • 380' • 390' • 400' • 410' • 420' • 430' • 440' • 450' • 460' • 470' • 480' • 490' • 500' • 510' • 520' • 530' • 540' • 550' • 560' • 570' • 580' • 590' • 600' • 610' • 620' • 630' • 640' • 650' • 660' • 670' • 680' • 690' • 700' • 710' • 720' • 730' • 740' • 750' • 760' • 770' • 780' • 790' • 800' • 810' • 820' • 830' • 840' • 850' • 860' • 870' • 880' • 890' • 900' • 910' • 920' • 930' • 940' • 950' • 960' • 970' • 980' • 990' • 1000'

- NOTE:
- Reference Map of Land For Robert V. & Ann W. Blandin's Estate in Hampton, N.H. Surveyed 1987 By TERRY & HILLSON GRUBER, INC. Shows a boundary line between the Blandin's Estate and the Estate of Robert V. & Ann W. Blandin. The boundary line is shown as a dashed line with a center line and a 10' offset.
 - Property shown is based on a random traverse with a closure greater than 1/10 inch.
 - Property located on the 20' zone, but map shows a 30' zone. The 30' zone is shown as a dashed line with a center line and a 10' offset.
 - Property located on the 30' zone, but map shows a 40' zone. The 40' zone is shown as a dashed line with a center line and a 10' offset.
 - Property located on the 40' zone, but map shows a 50' zone. The 50' zone is shown as a dashed line with a center line and a 10' offset.
 - Property located on the 50' zone, but map shows a 60' zone. The 60' zone is shown as a dashed line with a center line and a 10' offset.
 - Property located on the 60' zone, but map shows a 70' zone. The 70' zone is shown as a dashed line with a center line and a 10' offset.

APPROVED BY THE HAMPTON TOWN
BOARD ON 11/13/04 BY THE
CHAIRMAN
SECRETARY
MEMBERS

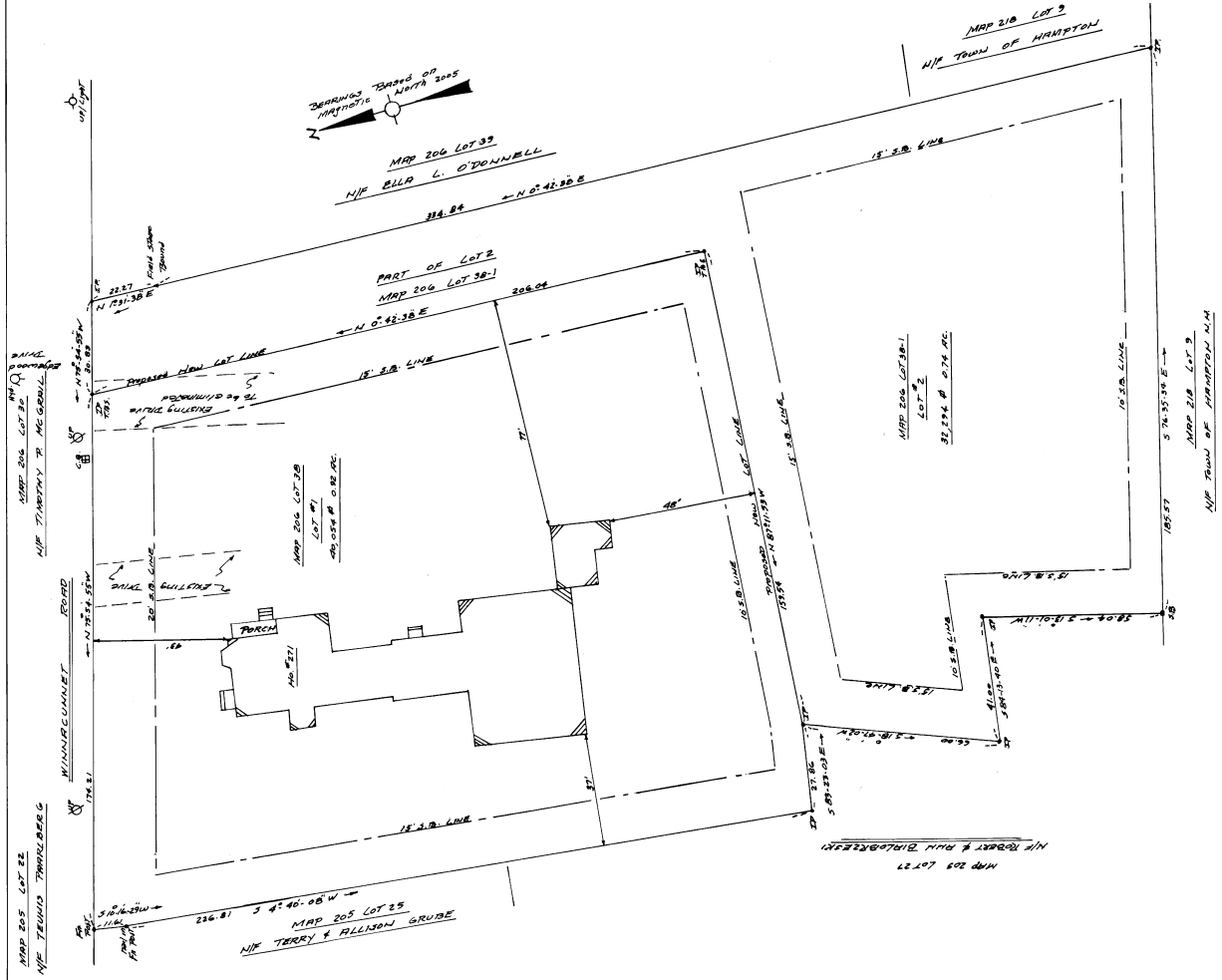
OWNER OF RECORD
DAVID J. & MARSHALL L. STOKOLAND
27 WINDHAM TOWN
MAP 206 LOT 30
20' ZONE - 72,650 ± 140 AC.
MAP 206 LOT 30
Tread Vol. 2217 Pg. 1239



DAVID J. & MARSHALL L.
STOKOLAND
27 WINDHAM TOWN
MAP 206 LOT 30
TREAD VOL. 2217 PG. 1239

DAVID J. & MARSHALL L.
STOKOLAND
27 WINDHAM TOWN
MAP 206 LOT 30
TREAD VOL. 2217 PG. 1239

D-33450



Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404

Fred Weston
Stillwater Capital
York, ME

Statement 11/15/18

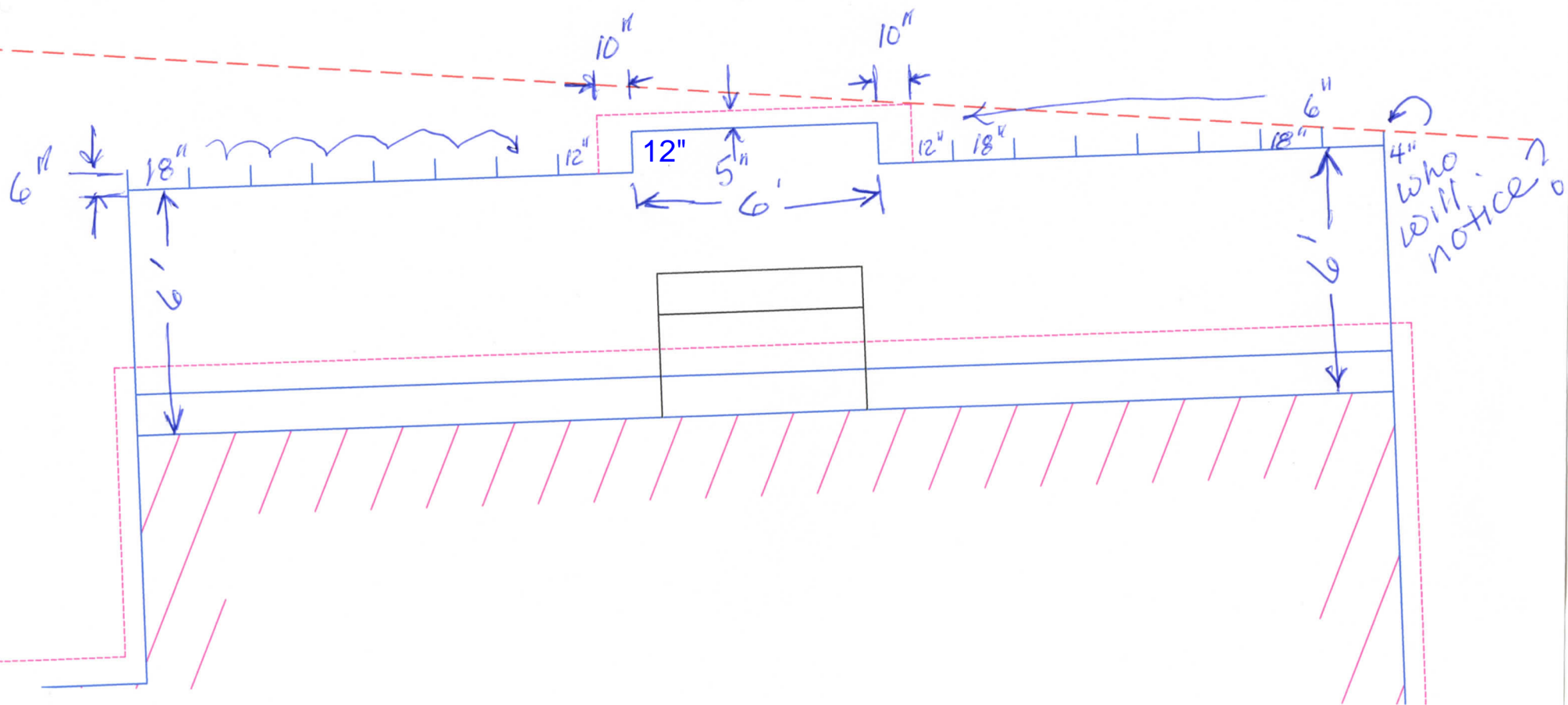
Locus: 251 Landing Road, Hampton, NH

Lot survey, building permit application plan \$ 1400.00

Balance due \$ 1400.00

Thank you.

Tocky



S62°55'46"E

137.50'

SETBACKS ARE FROM COR TRIM,
SO YOU ALREADY HAVE AN INCH
OR TWO CUSHION FROM FOUNDATION.

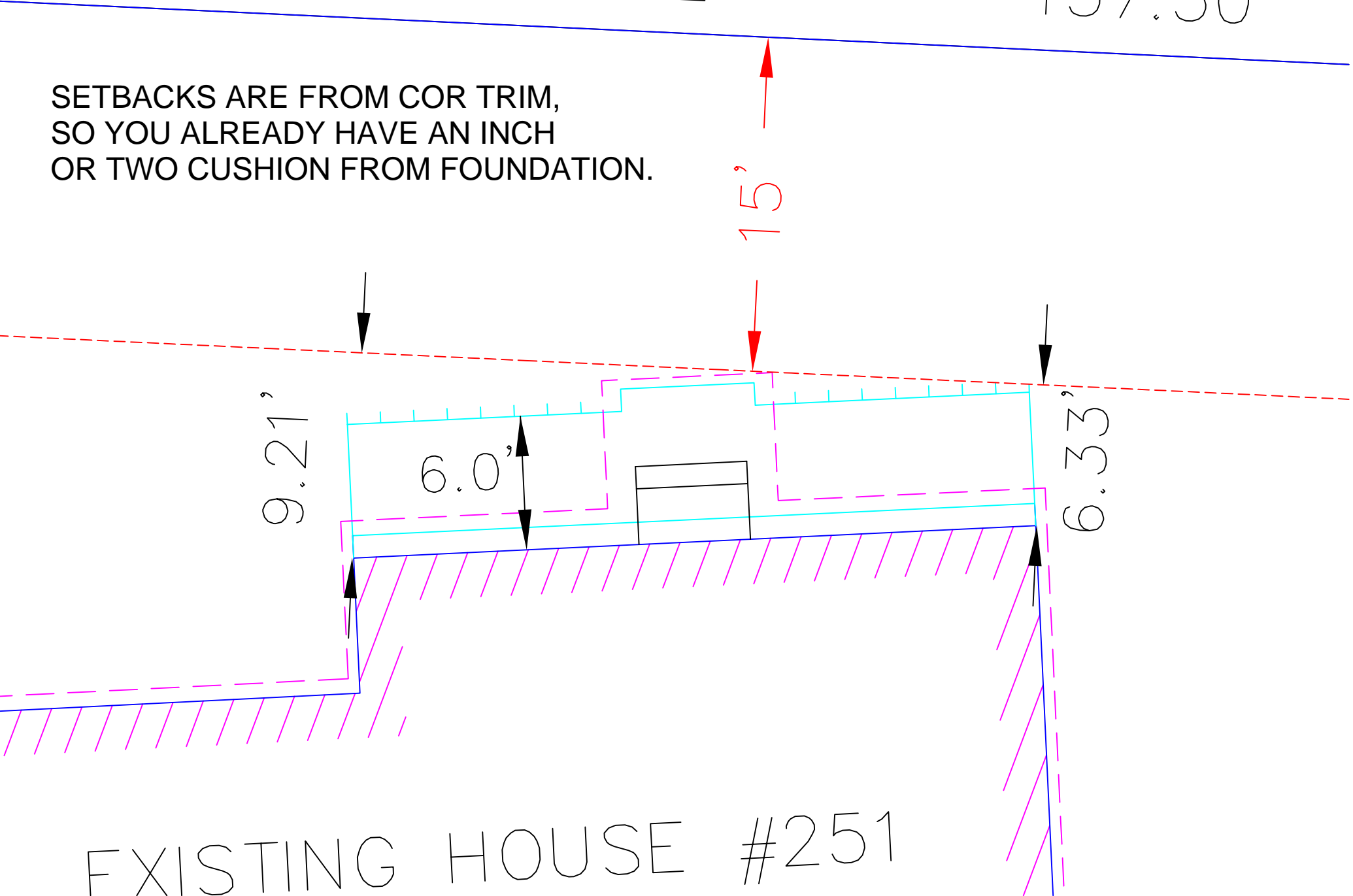
15'

9.21'

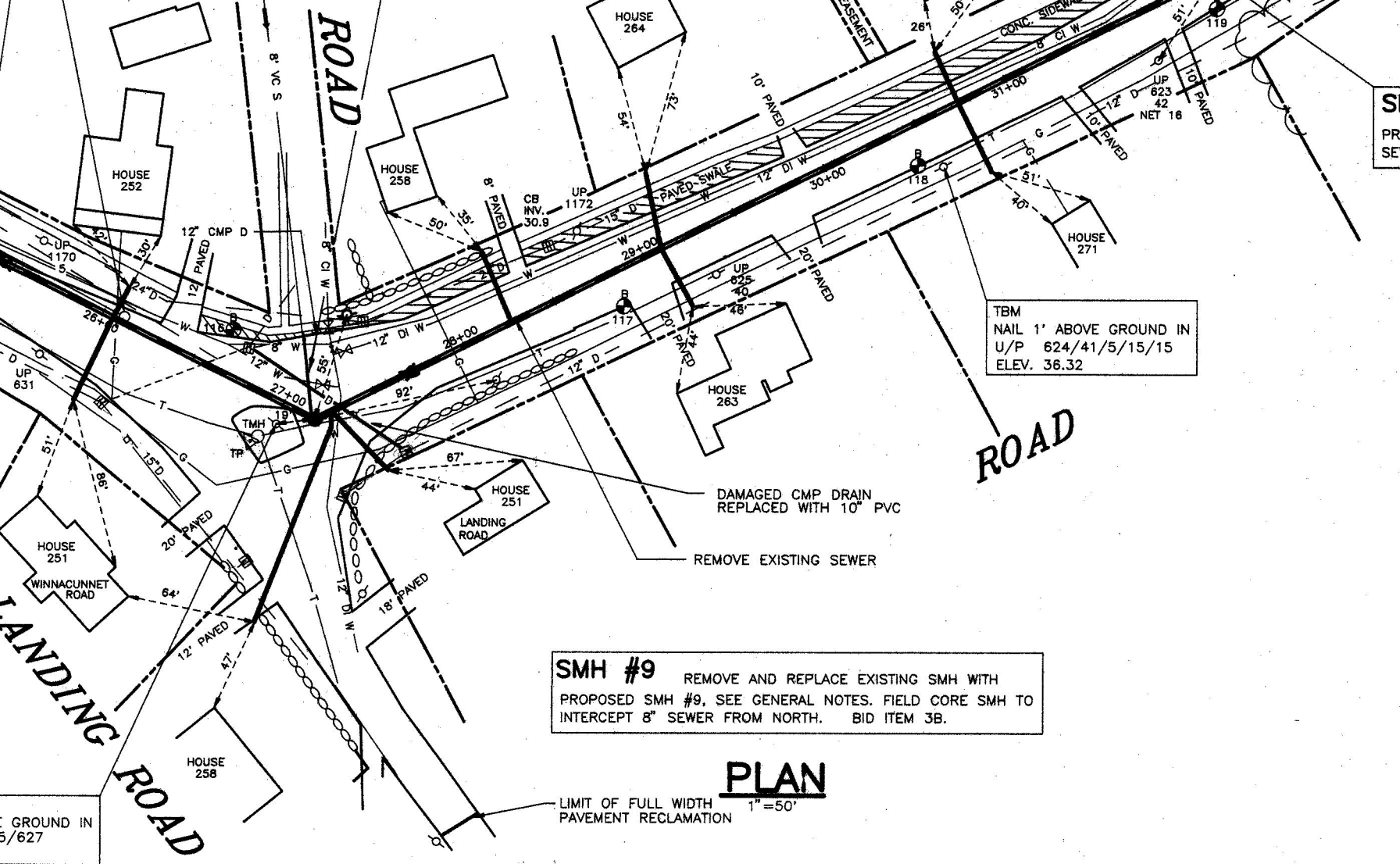
6.0'

6.33'

EXISTING HOUSE #251



<u>STREET</u>	<u>LOCATION</u>			<u>or PLAN.B'D</u>	
✓ L Street	From Ocean Boulevard west to Ashworth Avenue	40/553			
✓ Lafayette Road	From Hampton Falls north to North Hampton (Widened 3/15/33)	/15,200	890/61 97/16/53		321A 334A
✓ Lamprey Terrace	From High Street southwest to Tucker Lane	30/630			
✓ Lamson Lane	From Lafayette Road northeast to dead end	40/914		3/12/57 (25) App. B of S	11/1/57
✓ Lancaster Terrace	From North Shore Road north to Briar Road	40/317			
✓ Landing Road	From Park Avenue southwest to dead end From Winnacunnet Road south crossing X-way	40/5000			
✓ Langdale Drive	From Exeter Road south to Sweetbriar Lane	50/3100		1969	11/12/74
✓ Laurel Lane	From Edgewood Drive northeast to dead end	40/388	1321/388 7/8/54	3/13/56 (20)	2/7/58
✓ Leary Lane	From Lamprey Terrace west to Eastmor Lane	30/375		3/8/55 (27) App. B of S	3/8/55
✓ Leavitt Road	From High Street southwest to dead end	50/1275	1236/17 6/6/53		335A
Liberty Lane					
✓ Linden Lane	From Juniper Lane northeast to Bayberry Lane	50/700			8/3/62
Little Ford					
✓ Little River Road	From High Street at 5-corners north to Woodland Rd., west to Barbour Rd. & south to Mace Road	40/2500			
✓ Locke Road	From Winnacunnet Road northeast to High Street	/3000	1321/388 Ext.1456/087	1951	346-7/8/54 339-12/10/57 342-12/17/57
✓ Longwood Drive	From Exeter Road northeast to Heather Lane	50/1438			Plan.B'd
✓ Lyons Street	From William Street east to Francis Road	25/284	private		



251 Landing Road Wall Issue

1 message

Stockton Services <stockton752@gmail.com>

Thu, Jun 4, 2020 at 6:33 PM

To: Jim Marchese <jmarchese@hamptonnh.gov>, Chris Jacobs <cjacobs@town.hampton.nh.us>, Jennifer Hale <jhale@town.hampton.nh.us>, jwaddell@town.hampton.nh.us

I have been apprised that there is some kind of crisis about the wall at 251 Landing Road. I am told that at least the recipients of this email and some undetermined number of additional town employees have felt the need to visit the site. If I were the landowner, I would also feel harrassed, especially since a) most of the wall was completed last year with no comments from anyone, and b) I am told that permission was obtained from a town official to put the wall where it has been placed. Although I cannot speak directly to item b), the young man who built the wall says he has photographs of the markings made on the ground that were approved by the Town. I will forward those photographs when I receive them.

I have not been asked to do any survey work by the property owner. In the interest of fairness, however, I feel that I can contribute some relevant facts about the situation which are listed below and accompany the attached document.

1. I conducted a boundary survey in 2018 for a previous owner and prepared building permit plans for renovations to the existing home and the construction of a new garage.
2. There is no dispute as to the fact that the new wall is located within the Landing Road and Winnacunnet Road highway limits.
3. The former stone wall shown in the aerial view on page 1 of the attached document was located as shown for at least 40 years. I believe evidence is available to extend the duration of its uncontested location up to 50 years if that matters.
4. The new wall (depicted approximately on page 1 in black) is located at all points no closer to the travelled way than the previous wall. Except for the circular tree wells (the front halves of which are easily removable if needed by design), the entire wall is considerably more removed from the travelled way than its predecessor. There is now allowance for a legitimate shoulder, room for pedestrian passage through the intersection, and space for plowing which did not exist before.
5. Images from Google Maps of the previous wall and current photographs of the existing wall are included in the attached document as supporting evidence.
6. Although the aerial view is not "survey" accurate, DPW records concur that there is a small portion of land within the record title boundaries of the lot that has been usurped by public use, and the owners are effectively allowing that area to be increased by the location of the wall as constructed.
7. The neighborhood is overwhelmingly supportive of and grateful for the improvements made by the current owners to this property.
8. It is uncontested that if the wall is determined in the future to obstruct or impede a necessary public use in the right of way, the Town has the authority to require its removal. At this point in time, however, the construction of this wall has facilitated public use, improved safety, and elevated the character of the neighborhood.

Since there are encroachments in public highways all over town,
I don't see why this is such an issue, especially considering that the Town has
quite recently seen fit to bestow ownership of a similar encroachment to an
abutting landowner by Planning Board action just down the street. I also find it
most unfortunate that our new Hampton residents have to be punished rather than
thanked for the sin of making things better.

As always, I am happy to answer any questions anyone might have. Thank you for
your consideration of these comments.

Tocky

Anne W, Bialobrzewski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
247 Landing Road (Please note PO BOX retired)
Hampton, NH 03842
603 929-7404

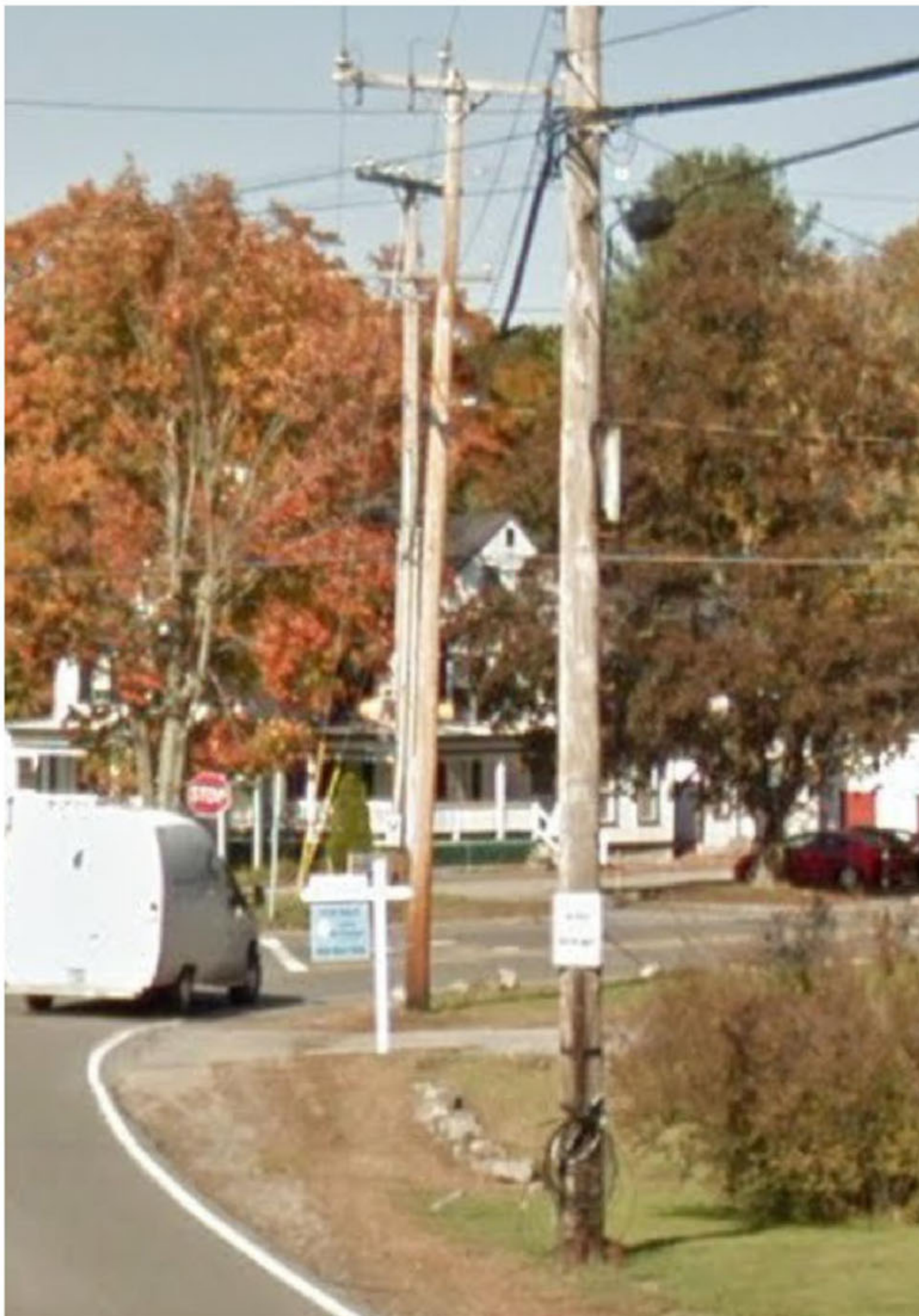
 **251 Landing Road Wall Issue.pdf**
3162K



property lines
are in blue
approx new
wall in black

former stone
wall was in
place 40-50
years prior
to recent
renovations.

Above: 2010 aerial view from NH Coastal Viewer showing original stone wall with approx new wall added. The new wall is located in the right of way but substantially more removed from the travelled way.



from Google Maps 2018



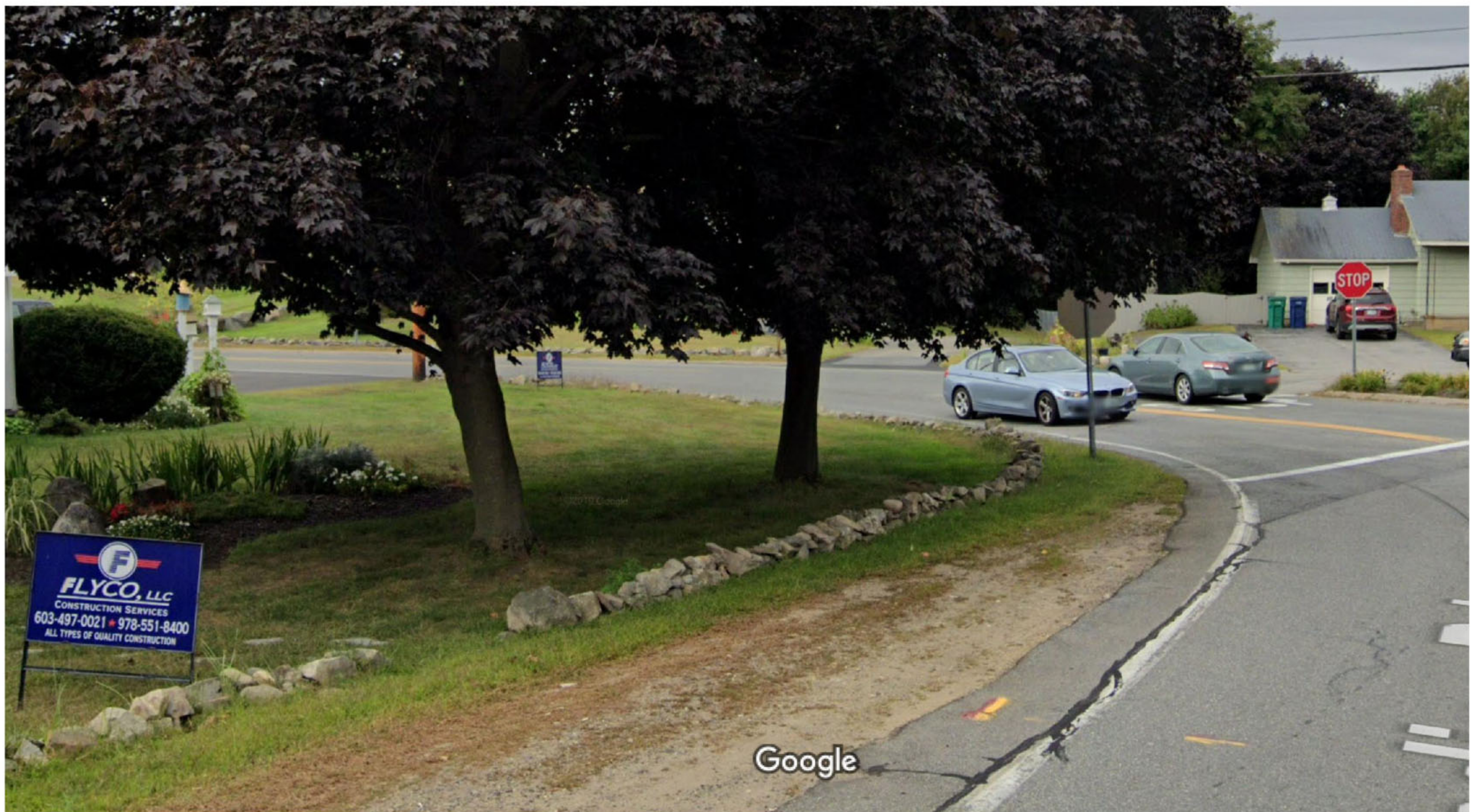
06/03/20

Google Maps 2018



06/03/20





Google maps 2018



06/04/20

Google Maps 2018



06/03/20

